



Windows should be uPVC and contain a double glazed unit with a U value of 1.4 W/m²K. External glazed doors are to be double glazed units and should achieve a U value 1.4 W/m²K – Window and door manufacturer to provide details to Local Authority if necessary. Full draught proofing/seals are to be provided to all units, all glazing in critical locations to be to BS 6206. Windows are to be to the clients choice and the satisfaction of the Local Planning Authority.

remove existing door and frame and block up opening using materials to match the existing structure – ensure all new brick/block work is adequately tied into the existing to ensure stability – Stainless Strong-tie Wall Starter Kit

prior to the commencement of works the existing garage foundations are to be exposed and inspected by a Structural Engineer to verify their suitability to take the additional loadings of the proposed pitched roof

remove existing door and frame and replace with 30 minute fire resisting door and frame fitted with appropriate smoke_ and intumescent seals – make good to all disturbed surfaces

Stainless Strong-tie Wall Starter Kit
The wall between the garage and the dwelling shall be constructed as above (cavity wall construction) to achieve a U value of 0.18 w/m²c.

Stud walls to be 100 x 50 mm timber framing at 450 mm centres fixed at the head and sole plates with horizontal cross nogging at 600 mm centres. 100 mm thick mineral wool insulation batts are to be fitted between the framing. Timber framing to be faced both sides with 12.5 mm plasterboard and skim.

660 x 978 mm
roof light over

cill = 1650 mm
 head = 450 mm
 existing neighbours window to remain undisturbed
 remove existing patio doors and make good to oil finished surfaces

- turn new opening in the existing wall and insert suitably approved lintel over - provide new door and frame to Clients specification - make good to all disturbed surfaces

ties are to be spaced at 600 mm staggered horizontal centres and 450 mm centres vertically, reducing to 225 mm centres at jamb, openings and movement joints.

THE PARTY WALL ACT 1996 - The Party Wall Act 1996 provides a legal framework for dealing with disputes between adjoining owners, where the proposed works involve building works on, adjacent to or across a party wall, party fence or boundary. The purpose of the Act is to ensure that the proposed works are carried out in a manner that does not cause unnecessary inconvenience or damage to the adjoining owner. This guidance is completed with:	16.05.2025 - awarded to Clients 15.05.2025 - not planned added 19.05.2025 - not plan amended to Planning request 17.07.2025 - 25 degree the added
RETURNED & PUBLICATION DATE:	Planning & Building Regulation PROJECT NUMBER : DRAWING NUMBER 30.05/25/05/202D
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